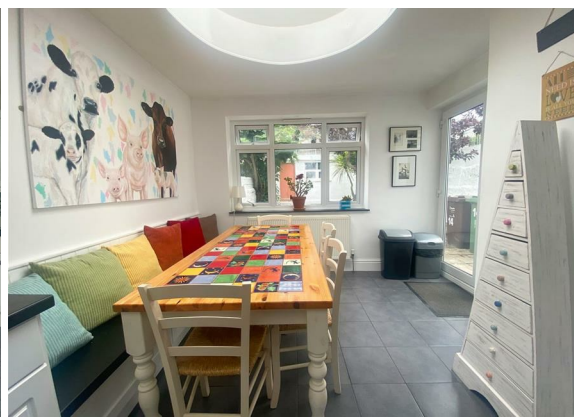




Copper Terrace
Hayle
TR27 4EB

Asking Price £350,000

- SPACIOUS AND VERSATILE FAMILY HOME
- 4 DOUBLE BEDROOMS
- BEAUTIFULLY PRESENTED
- LARGE KITCHEN DINER
- EXCELLENT LOCATION CLOSE TO AMENITIES
- GARAGE
- ENCLOSED GARDEN



Tenure - Freehold

Council Tax Band - B

Floor Area - 1542.40 sq ft



HALLWAY

Laminate flooring, stairs rising to the first floor, door to lounge.

LOUNGE

14'8 x 10'0 (4.47m x 3.05m)

UPVC double glazed sash bay window to the front, two radiators, gas fire with attractive surround, television point, semi open plan opening into the sitting room.

SITTING ROOM

14'8 x 11'1 (4.47m x 3.38m)

Three built in storage cupboards, radiator, beamed ceiling, picture rail, semi open plan opening into the kitchen.

CLOAKROOM

Low level w.c, wash hand basin, wall mounted gas combination boiler.

KITCHEN DINING ROOM

18'5 x 14'8 (5.61m x 4.47m)

A spacious and well fitted room comprising a stainless steel sink unit with adjoining work surfaces incorporating a 4 ring ceramic hob with extractor over. Extensive range of matching base and eye level units with integral double oven, washing machine and dishwasher, recess for American style fridge freezer, space for large dining table, two UPVC double glazed windows to the rear, patio doors to the side and two large roof lights.

FIRST FLOOR LANDING

Door to separate landing with space saving staircase leading to the second floor, UPVC double glazed window to the side.

BEDROOM 1

11'2 x 10'7 (3.40m x 3.23m)

UPVC double glazed sash bay window to the front with a pleasant outlook, radiator.

BEDROOM 2

10'6 x 8'11 (3.20m x 2.72m)

UPVC double glazed window to the rear, radiator.

BEDROOM 3

12'2 x 8'0 (3.71m x 2.44m)

Radiator, UPVC double glazed window to the rear.

FAMILY BATHROOM

Comprising a panelled bath, shower cubicle with mains shower over, wash hand basin, low level w.c, wall tiling, UPVC double glazed obscure window to the front.

SECOND FLOOR

BEDROOM 4/LOFT ROOM

13'11 x 12'6 (4.24m x 3.81m)

A light triple aspect room with three large Velux windows, built in eaves cupboards providing excellent storage.

GARDENS

There is a small token garden to the front enclosed by walling. To the rear there is a low maintenance paved garden with mature trees and access to the garage. There is also a private gate to the side leading to the service lane.

GARAGE

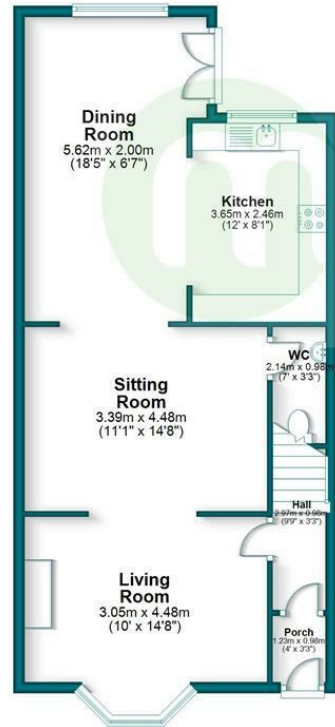
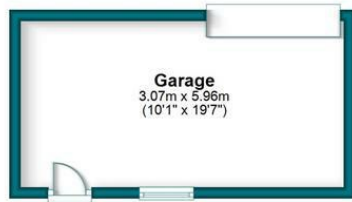
19'7 x 10'1 (5.97m x 3.07m)

Metal up and over door, window and door to the rear, light and power connected.



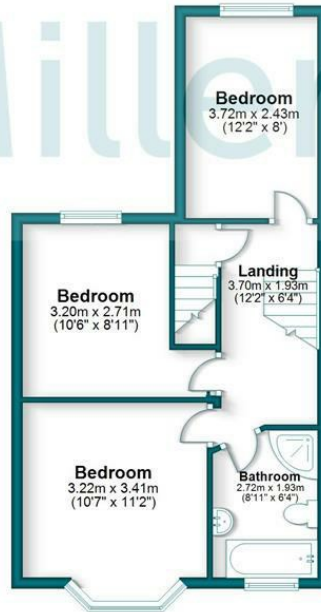
Ground Floor

Approx. 82.3 sq. metres (886.1 sq. feet)



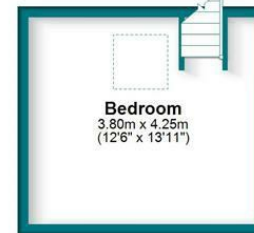
First Floor

Approx. 44.8 sq. metres (482.4 sq. feet)



Second Floor

Approx. 16.2 sq. metres (173.9 sq. feet)



Millerson

Total area: approx. 143.3 sq. metres (1542.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Contact Us

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Valuation Request

